



6 Elmsway, Southbourne, Bournemouth,
Dorset, BH6 3HU

Guide Price **£720,000**



4

Bedrooms



2

Living



3

Bathroom/Ensuite



Y

Parking/Garage



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1992

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A stunning chalet in a great location!

Unique is a word far too often used in the property market, but with its concrete walls, curved staircase, exposed brickwork and open plan living, this stunning home really is unlike any other home we have seen in Southbourne.

Having been extensively refurbished, remodelled and extended in 2019, this architecturally designed chalet style home oozes style and character, fusing old with new to offer modern day living with some truly unique features.

Elmsway is located 0.7 miles from local clifftops with their seven miles of sandy beaches below, stretching from Mudeford spit in the East to Sandbanks peninsula in the West. Southbourne Grove and Tuckton Tea gardens are also both a short walk away.

The ground floor very much focuses on open plan living, with an open hallway flowing into both the 23' Kitchen/Breakfast room and the living room, seamlessly interconnecting the three rooms. There is also a further reception/snug which could be utilised as an additional bedroom with a shower room adjacent. Upstairs there are three bedrooms, with the largest benefiting from vaulted ceilings and an En-suite bathroom whilst the other two bedrooms are served by a modern shower room.

Externally, there is an abundance of off road parking set to the front of the house with well tendered, secluded and landscaped gardens to the front, side and rear along with a feature curved garage for additional parking or storage.

Upon entering the property, a good sized entrance porch greets you, with partly exposed brick walls, a useful storage cupboard and a further door with glass panelling either side leading into the wonderful entrance hallway. The entrance hallway, is unlike any other you would have seen. Bright and airy, and with the curved stairs leading to the first floor the centrepiece, both the 23' Kitchen/Diner and the formal living room lead open plan from it.

There are splattering's of exposed brick walls, industrial style light fittings and designer radiators, a theme which is continued throughout the ground floor. Doors also lead into an additional bedroom/reception and a modernised ground floor shower room.

The formal living room is a generous size, with space for sofas and other living room furniture. There is a feature log burner, partially

panelled walls and French doors with matching casement windows either side lead onto a private area of front and side gardens.

The 23' Kitchen/Diner offers a great space to cook, dine and entertain. The kitchen has been fitted with a comprehensive range of eye level and base units with work surfaces above along with integrated appliances and a breakfast bar area. There is an inset ceramic Butler sink with a fully opening serving window to the garden, an eye level fan assisted AEG oven with microwave above and a glazed door leads to the utility room with further storage, space and plumbing for white goods and a partially glazed door leading into the side garden.

The dining area offers a built in I shaped seating area with space for a table and other furniture, a feature curved concrete wall and French doors leading out on the well landscaped rear garden.

The ground floor bedroom/additional reception has a multitude of uses and is currently being utilised as a snug. Adjacent, is a modernised shower room with a fully tiled walk in shower, vanity wash hand basin and low level flush WC. There is a feature exposed brick wall, wall mounted designer radiator and a small window offering natural light and ventilation.

The feature curved staircase leads from the open plan entrance hallway to the first floor accommodation, where three bedrooms and two bath/shower rooms can be found. The largest of the three bedrooms benefits from vaulted ceilings, space for a Queen sized bed and other bedroom furniture and an En-suite bathroom with a bath, WC and wash hand basin.

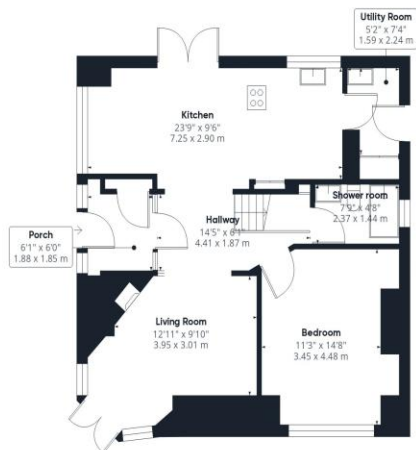
Bedroom two is another good double whilst bedroom three is a good single and is currently being utilised as a study.

Externally, there is off road parking to the front for multiple cars, and access to the garage, with its curved walls and electric up and over door. Part of the front garden has been fenced off, and offers a good degree of privacy and seclusion. There is a good sized area of garden to the side which is turn leads to the rear garden which has been well landscaped with a decked area immediately abutting the rear, along with a paved patio area and a sunken area of lawn with built in seating and a pergola above.



KEY POINTS

A stunning family home
Modern & contemporary
Bags of character
Architecturally designed
Four bedrooms
Three bath/shower rooms
Landscaped gardens
Off road parking & garage
Front, side & rear gardens



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1274.55 ft²
118.41 m²

Reduced headroom

39.18 ft²
3.64 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

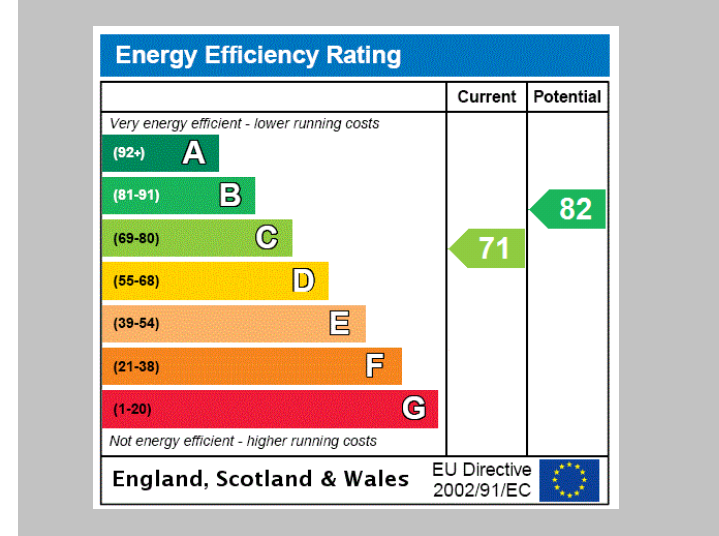
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3 standard.

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